

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number	0708-DP-13
Property Address	1415 E. 191 st Street
Petitioner	Trinity Baptist Church
Request	Development Plan Review and Site Plan review of a proposed 6,890 square-foot building addition onto an existing one-story, brick building to provide additional classroom and storage space
Current Zoning	AG-SF1
Approximate Acreage	10.1
Associated Petitions	0708-SIT-010 Site Plan Review
Exhibits	1) Staff Report, 10/22/07 2) Findings of Fact, 10/22/07 3) TAC Comments, 08/01/07 4) Petitioner's Waiver Request, 09/08/07 5) Petitioner's Exhibits, 09/10/07

PROCEDURE

- Development Plan Review requires a Public Hearing.
- Approval of a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, any Variances associated with the site, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.
- Any denial must be justified in writing on the accompanying Finding of Fact sheet.
- No subdivision primary plat accompanies this request - the property in question is not seeking subdivision approval.

PETITION HISTORY – OCTOBER 22, 2007

This petition was scheduled to appear before the Advisory Plan Commission at the August 27, 2007 APC hearing. Prior to the hearing, this petition was continued to the September 24, 2007 public hearing. Subsequently, this petition was continued to the October 22, 2007 public hearing. The October 22, 2007 public hearing for this petition represents the first appearance before the Advisory Plan Commission.

ANALYSIS

This development plan review is for a proposed addition to an existing structure and modification to existing site improvements. This development plan would provide for a 6,890 square foot addition to an existing brick structure. The addition would provide classroom and storage space for the Trinity Baptist Church.

The subject property is comprised of one (1) parcel, consisting of approximately 10.1 acres. The property is improved with a one-story brick structure, a covered picnic shelter, parking areas, a baseball field and a playground. The subject property abuts the 191st Street right-of-way on the north and has one (1) point of access from 191st Street.

The property is zoned Agriculture-Single Family 1 (AG-SF1). Abutting properties to the north and west are also zoned AG-SF1 and are improved with residential dwellings and associated accessory structures. Abutting property to the south is zoned AG-SF1 and is agriculturally used. There are two (2) abutting properties to the east. The northern property is zoned AG-SF1 and is improved with a residential dwelling and associated accessory structures. The southern property is zoned General Business (GB) and is agriculturally used.

The Flood Insurance Rate Map (February 19, 2003) depicts the subject property in “Zone X”, which is defined as an area determined to be outside of the 500-year floodplain.

DEVELOPMENT PLAN REVIEW

Development Requirements – General

Development Standards

The submitted plans comply with the applicable AG-SF1 zoning standards (WC 16.04.030, B).

Overlay District

The subject property falls within the US 31 Overlay District; however, because the proposal is for an addition to a structure that existed at the time the overlay district was adopted, this development plan is exempt from the US 31 Overlay District requirements (WC 16.04.070, 9).

Subdivision Control

The subject property is not being subdivided for residential use; therefore, this development plan is not subject to the Subdivision Control Ordinance (WC 16.04.220).

Comprehensive Plan

The subject property is located in an area of Westfield-Washington Township that has been identified in the Land Use Concept Map of the Comprehensive Plan as within the “Employment Corridor” (p. 23). The “Highway Corridor” section of the Comprehensive

Plan indicates that institutional uses that are subordinate to and supportive of office and service uses are appropriate in the "Employment/Highway Corridor" (p. 52).

Thoroughfare Plan

The Westfield Thoroughfare Plan identifies 191st Street west of US 31 as a Primary Arterial (p. 4-20). The submitted plans identify the appropriate 75-foot half right-of-way.

Traffic & Utilities

The proposed street access point has been designed and located so as to minimize safety hazards and congestion, and the capacity of adjacent streets is sufficient to safely and efficiently accept traffic generated by the new development. The applicable utilities have sufficient capacity to provide a satisfactory level of service to meet the needs of the proposed development, and the entrances, streets and internal traffic circulation facilities are compatible with existing and planned streets and adjacent development.

Development Requirements for Each District

Site Access and Circulation

Vehicular access to the subject property would be from a single, improved access drive on 191st Street. The petitioner's plans would provide for safe and efficient movement of vehicles into and within the site (WC 16.04.165, D1a). The internal vehicular circulation within the subject property would not change from the existing circulation system.

Crosswalks have been added between the parking lot and the structure to provide for safe and efficient internal pedestrian circulation. The submitted application includes a waiver request for the required multi-use path. A multi-use path is required within the right-of-way of 191st Street, as per the recommendations of the Westfield Thoroughfare Plan (Figure 2.13, p. 2-14).

A waiver request has been submitted by the petitioner for the multi-use path within the 191st Street right-of-way. The Westfield Thoroughfare Plan identifies a plan for a network of pedestrian/bicycle pathways along the Town's major roadways. The pathway network would provide an amenity to the community and an alternative method of transportation for the citizens of Westfield. Currently, none of the property on the south side of 191st Street between U.S. 31 and Tomlinson Road has been improved with a multi-use path. The subject property is located within close proximity to U.S. 31 and is likely to be impacted by the highway improvement project. Given the unknown status of the final highway design, and specifically the 191st/U.S. 31 interchange design, and how it may impact the subject site, it is appropriate to delay the installation of the pathway at this time. Staff recommends the requested waiver be approved.

The proposed site access and circulation was reviewed at the August 1, 2007 TAC meeting. The submitted plans reflect compliance with the comments issued by the attending agencies. Correspondence from the commenting agencies reflecting approval is attached (Exhibit 3).

Landscaping

This petition includes a compliant landscaping plan for the proposed expansion project. Since this petition is for a building expansion for an existing improved site, the landscaping requirements would be applied proportionally to the impacted area of the subject property.

The submitted plans depict compliant dumpster screening by using a six foot (6') masonry wall.

Because no new or additional parking area is required to serve the structure and use, parking lot landscaping is not required.

On-Site

The impacted area of the proposed improvements to the subject property would be approximately 0.435 acre. Road Frontage trees and Interior Parking Lot Island plantings would count towards required On-Site plantings. Buffer Yard plantings would not count towards required On-Site plantings. The submitted landscaping plan depicts compliant On-Site plantings, as depicted in the table below.

	Required	Shown	+/-
Shade Trees (2/acre)	1	2	+1
Ornamental or Evergreen Trees (3/acre)	2	3	+1
Shrubs (10/acre)	5	67	+62

Road Frontage

The subject property abuts the public right-of-way of 191st Street. Road frontage plantings (shade trees) would be required abutting the public right-of-way of 191st Street. The submitted landscaping plan depicts compliant Road Frontage plantings, as depicted in the table below.

Road	Linear frontage	Required	Shown	+/-
191 st Street (1/40')	+/- 57'	2	2	0

Buffer Yards

The subject property abuts residential zoning and uses to the north, east and west and a 40-foot buffer yard is required with evergreen plantings. Property abutting the subject site to the south is used agriculturally and requires a fifteen-foot buffer yard with evergreen plantings. The submitted landscaping plan depicts compliant buffer yard plantings, as depicted in the table below.

NORTH – 40' yard (INST to AG-SF1)	Linear frontage	Required	Shown	+/-
Trees (1/30')	+/- 57'	2	3	+1
Shrubs (5/30')	+/- 57'	10	13	+3

SOUTH – 15' yard (INST to AG)	Linear frontage	Required	Shown	+/-
Trees (1/30')	+/- 57'	2	3	+1
Shrubs (5/30')	+/- 57'	10	10	0

EAST – 40' yard (INST to AG-SF1)	Linear frontage	Required	Shown	+/-
Trees (1/30')	+/- 60'	2	2	0
Shrubs (5/30')	+/- 60'	10	11	+1

WEST – 40' yard (INST to AG-SF1)	Linear frontage	Required	Shown	+/-
Trees (1/30')	+/- 119'	4	4	0
Shrubs (5/30')	+/- 119'	20	20	0

Parking

The terms of the Zoning Ordinance require one parking space per three seats for a church in the AG-SF1 District (WC 16.04.120, 2j). The submitted plans indicate that the assembly room of the church has 240 seats. Therefore, 80 parking spaces are required. The submitted plans depict 81 spaces.

Lighting

The filed development plans include a lighting plan that depicts compliant photometric foot-candle outputs, compliant fixtures, and compliant lighting pole heights.

Building Orientation

As per WC 16.04.165, D1e, loading docks or spaces are not permitted to face a public street or an adjoining residential district. The submitted plans do not depict any proposed loading docks or spaces.

Building Materials

As per WC 16.04.165, D1f, exterior building materials for nonresidential uses in a residential district shall use building materials, roofline treatments and roofing materials that are compatible with and consistent with residential construction methods and materials. The submitted elevations depict brick and horizontal EIFS as the primary exterior materials for the building addition. The elevations also depict gable roof with architectural shingles. The building materials and roof treatment are consistent with the methods and materials used in residential construction.

PLAN DOCUMENTATION

Pending compliance with any conditions, the petitioner will have provided the required documents.

Required Plan	Original	Amended	Status
Site Plan	7/18/07	9/10/07	Compliant
Demolition Plan	7/18/07	9/10/07	Compliant
Overall Plan	7/18/07	9/10/07	Compliant
Landscape Plan	7/18/07	9/10/07	Compliant
Lighting Plan	7/18/07	9/10/07	Compliant
Building Elevations	7/18/07	9/10/07	Compliant
Access & Circulation	7/18/07	9/10/07	Compliant

PROCEDURES

The petitioner has followed all required procedures.

Required Procedure	Original	Status
Pre-Filing Conference	7/12/07	Compliant
Fees	7/18/07	Paid
Legal Description	7/18/07	Compliant
Consent Form	NA	NA
Contact Sheet	7/18/07	Compliant
TAC	8/1/07	Compliant
Notice - Sign on site	8/6/07	Compliant
Notice- Newspaper	8/6/07	Compliant
Notice -Mail	8/3/07	Compliant
Submit Revisions	9/10/07	Compliant

FINDINGS OF FACT

See attached.

RECOMMENDED MOTION

Approve 0708-DP-13 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

KMT

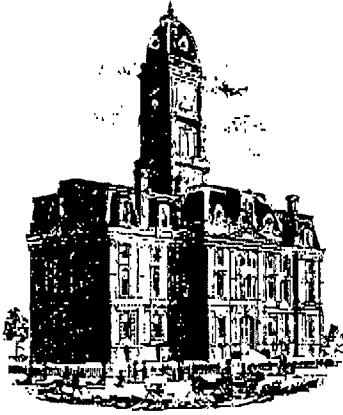
Al Salzman

From: Harry Nikides
Sent: Thursday, October 11, 2007 12:50 PM
To: Kevin Todd; Al Salzman; Jennifer Miller
Subject: Trinity Church released
Importance: High

Trinity Baptist has provided the necessary letter of commitments for right of way and utility easements. They are released by Public Works for moving forward to the Planning Commission.

Harry

10/12/2007



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

July 23, 2007

Weihe Engineers, Inc.
ATTN: Jamie Shinneman
10505 North College Avenue
Indianapolis, IN 46280
VIA FACSIMILE: 843-0546

RE: Trinity Baptist Church

Dear Mr. Shinneman:

We have reviewed the construction plans submitted to the Hamilton County Surveyor's Office on July 18, 2007 for this project and have the following comments:

1. This proposed project falls within the incorporated area and MS4 jurisdiction of the Town of Westfield.
2. This proposed project DOES NOT fall within a Westfield Wellhead Protection Zone.
3. This proposed project falls in the watershed of the Anna Kendall Regulated Drain and drains to the J.M. Thompson Arm of the Anna Kendall Regulated Drain.
4. Since the new building is replacing existing impervious area and the provided drainage calculations show a zero increase in the discharge from the site, the site will be considered grandfathered by HCSO under the standards that were in place at the time of the original construction.
5. No permits will be required from Hamilton County Surveyors Office.
6. Please note that further comments may be necessary at a later date.

Should you have any questions, I can be reached at 317-776-8495.

Sincerely,

Greg Hoyes, AC, CFM
Plan Reviewer

CC: Donna Luley - Westfield Public Works
Al Salzman - Town of Westfield
Dave Lucas - HCHD

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number	0708-DP-13 and 0708-SIT-010
Approximate Address	1415 East 191 st Street, Westfield, Indiana
Petitioner	Trinity Baptist Church – Weihe Engineers, Inc.
Request	Waiver of site access and circulation requirement for multi-use path in the right-of-way.
Current Zoning	AG-SF1
Approximate Acreage	10.1 acres.

The Plan Commission may approve a waiver of Development Requirements only upon finding that:

1. The proposed development represents an innovative use of site design/site access design/site circulation design/ building orientation/building materials/landscaping which will enhance the use or value of area properties.

It is the intent of Trinity Baptist Church to construct the required 8' wide multi-use path per the standards of Westfield once adjoining paths are brought to the site.

2. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield-Washington Township.

The path will be constructed per the Westfield standards and will be completed at a time when it is feasible to connect the proposed path to adjoining paths along 191st Street.

3. The strict application of the Development Requirements of the Westfield-Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development.

Constructing the multi-use path now will be undesirable because the path will have no continuation past the Church property to the east or west because no improvements have been made to 191st Street that have provided multi-use paths to connect to.

4. The proposed development is consistent with and compatible with other development located in the area.

The Architecture and elevations of the Church are consistent with the surrounding residential joiners.

5. The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan.

Once the improvements are made to 191st Street, the Church will provide the required 8' multi-use path across the northern portion of the site, which will make the site consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan.

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number	0708-SIT-010
Property Address	1415 E. 191 st Street
Petitioner	Trinity Baptist Church
Request	Development Plan Review and Site Plan review of a proposed 6,890 square-foot building addition onto an existing one-story, brick building to provide additional classroom and storage space
Current Zoning	AG-SF1
Approximate Acreage	10.1
Associated Petitions	0708-DP-13 Development Plan Review

PROCEDURE

- Site Plan Review does not require a Public Hearing.
- Approval of a Site Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner
- No subdivision primary plat accompanies this request - the property in question is not seeking subdivision approval.

PETITION HISTORY – SEPTEMBER 24, 2007

This petition was scheduled to appear before the Advisory Plan Commission at the August 27, 2007 APC hearing. Prior to the hearing, this petition was continued to the September 24, 2007 public hearing. The September 24, 2007 public hearing for this petition represents the first appearance before the Advisory Plan Commission.

ANALYSIS

This development plan review is for a proposed addition to an existing structure and modification to existing site improvements. This development plan would provide for a 6,890 square foot addition to an existing brick structure. The addition would provide classroom and storage space for the Trinity Baptist Church.

The subject property is comprised one (1) parcel, consisting of approximately 10.1 acres. The property is improved with a one-story brick structure, a covered picnic shelter, parking areas, a baseball field and a playground. The subject property abuts the 191st Street right-of-way on the north and has one (1) point of access from 191st Street.

The property is zoned Agriculture-Single Family 1 (AG-SF1). Abutting properties to the north and west are also zoned AG-SF1 and are improved with residential dwellings and associated accessory structures. Abutting property to the south is zoned AG-SF1 and is agriculturally used. There are two (2) abutting properties to the east. The northern property is zoned AG-SF1 and is improved with a residential dwelling and associated accessory structures. The southern property is zoned General Business (GB) and is agriculturally used.

The Flood Insurance Rate Map (February 19, 2003) depict the subject property in “Zone X”, which is defined as an area determined to be outside of the 500-year floodplain.

RECOMMENDED MOTION

Approve 0708-SIT-010 with the following conditions:

1. That the petitioner complies with any conditions of 0708-DP-13 prior to the issuance of an ILP for the subject property.

KMT



FEATURES & SPECIFICATIONS

INTENDED USE

For building- and wall-mounted applications.

CONSTRUCTION

Extruded aluminum body with cast end caps is mounted with 1/4" bolts, to formed steel wall bracket. Housing body rotates to allow for variable aiming. Standard finish is dark bronze (DDB) corrosion-resistant polyester powder. Other architectural colors available. Cast aluminum frame is hinged and secured by stainless steel fasteners. Closed-cell silicone gasket prevents the penetration of dust and moisture.

OPTICAL SYSTEM

Centered optics with anodized, aluminum reflectors: segmented, specular or hammertone finish. Clear, impact-resistant, tempered glass lens. No silkscreen on FT optic.

ELECTRICAL SYSTEM

Constant-wattage autotransformer ballast, copper-wound and 100% factory tested. Horizontal, mogul-base porcelain socket with copper alloy, nickel-plated screw shell and center contact. 4KV pulse rated. UL listed 660W, 600V.

INSTALLATION

Mounting plate includes provision for attachment independent of junction box. Optional backbox wall mounting available for surface conduit applications. Mounts either lens-up or lens-down.

LISTINGS

UL listed for wet locations. Listed and labeled to comply with US and Canadian safety standards (see Options). IP65 rated in accordance with IEC standard 529.

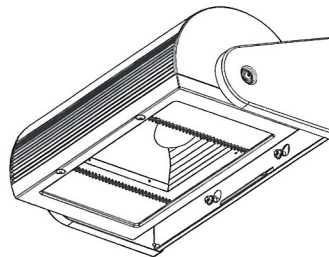
Catalog Number

Notes

Type

Architectural Wall-Mounted Lighting

WFL3



METAL HALIDE

200-400W

HIGH PRESSURE SODIUM

250-400W

Standard dimensions

EPA: 2.0 ft² (.19 m²)

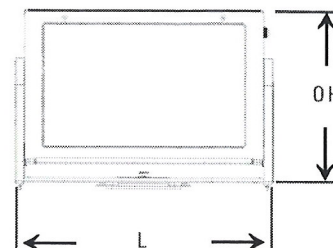
Length: 21.5 (54.6)

Depth: 8-3/4 (22.3)

Overall Height: 14-3/4 (37.5)

Max. Weight: 44 (19.9 kg)

All dimensions are inches (centimeters) unless otherwise specified.



ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

Example: **WFL3 400M GZ 120 SF LPI**

WFL3

Series	Wattage	Distribution	Voltage	Options	
WFL3	<u>Metal halide</u>	SP Spot	120	<u>Shipped installed in fixture</u>	
	200M¹	HPN Narrow asymmetric	208⁴	SF Single fuse (120, 277, 347V, n/a with TB)	<u>Architectural colors</u>
	250M²	HPM Medium asymmetric	240⁴	DF Double fuse (208, 240, 480V, n/a with TB)	(powder finish) ⁹
	320M¹	HPW Wide asymmetric	277	LPI Lamp included as standard	<u>Standard colors</u>
	350M¹	RN Narrow symmetric	347	L/LP Less lamp	DDB Dark bronze (standard)
	400M²	RM Medium symmetric	480⁵	CR Enhanced corrosion-resistance	DWH White
	<u>High pressure sodium</u>	RW Wide symmetric	TB⁶	CSA Listed and labeled to comply with Canadian Standards	DBL Black
	250S	GZ Wall grazing		PE Photoelectric cell-button type (n/a with TB)	<u>Classic colors</u>
	400S	FT Forward throw ³		QRS Quartz restrike ⁵	DMB Medium bronze
				EC Emergency Circuit	DNA Natural aluminum
				SCWA Super CWA Pulse Start Ballast ⁷	DSS Sandstone
				LC90 Lock at 90° for full cutoff	DGC Charcoal gray
				<u>Shipped separately⁸</u>	DTG Tennis green
				BBW Backbox wall mounting	DBR Bright red
				UV Upper visor	DSB Steel blue
				EV Eggcrate visor (black)	
				FV Full visor	
				BV Bottom visor	
				WG Wire guard	
				BD Barn door	
				HLV Horizontal louver (black)	
				VLV Vertical louver (black)	
				BVG Bubble vandal guard	

NOTES:

1 Optional multi-tap ballast (120, 208, 240, 277V) In Canada 120, 277, 347V; ships as 120/347.

2 May be ordered as an accessory. Door frame must be factory drilled.

3 Additional architectural colors available; see paint brochure (Form No. 794.3).

4 May be ordered with SCWA.

5 Must be ordered with SCWA.

6 Consult factory for availability in Canada.

7 100W max; QRS can not be used with 480V.

8 No silkscreen on lens.

9 Not available with high pressure sodium.

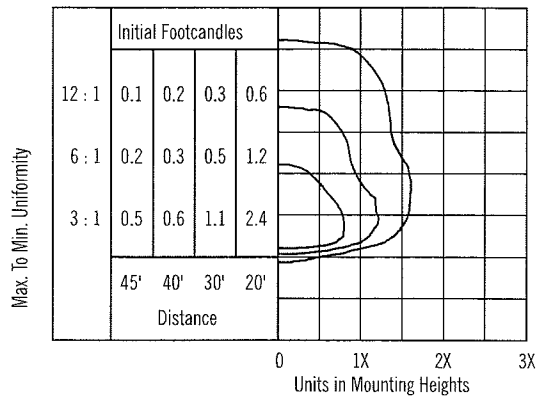
WFL3 Metal Halide Architectural Wall-Mounted Lighting

Luminaire/lamp

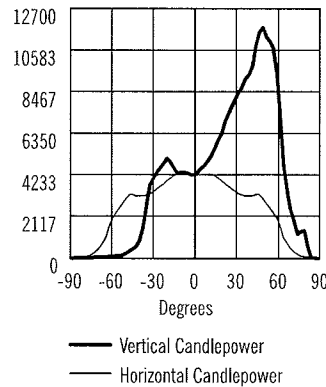
KFL3 400M FT
Test No.
LTL8533
32000 Lumens
10% Maximum
118° H x 117° V
50% Maximum
89° H x 45° V

Tilt = 45°

Iso-Illuminance Contour



Cartesian Plot



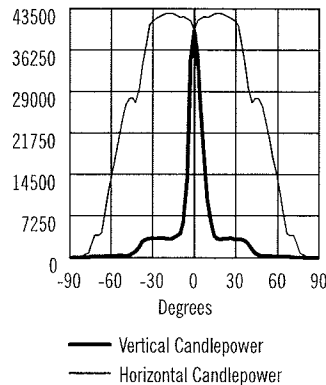
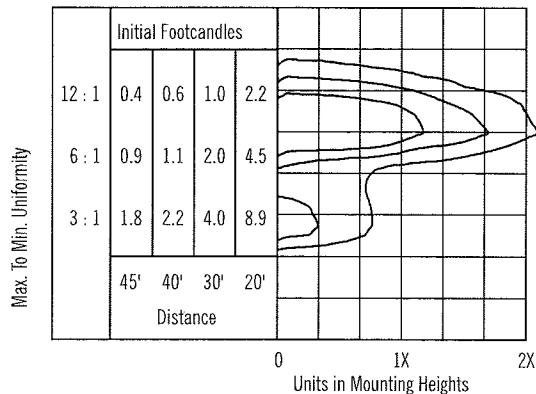
Max. to Min. Uniformity

D	Avg	Max	S	H	V
20	4.9	8.1	33	18	4
30	2.2	3.6	49	27	5
40	1.2	2.0	65	36	7
45	1.0	1.6	73	41	8

20	3.3	7.8	36	38	2
30	1.5	3.5	53	56	3
40	0.8	2.0	71	75	4
45	0.7	1.5	80	84	5

WFL3 400M GZ
Test No.
LTL8589
32000 Lumens
10% Maximum
136° H x 25° V
50% Maximum
109° H x 11° V

Tilt = 45°

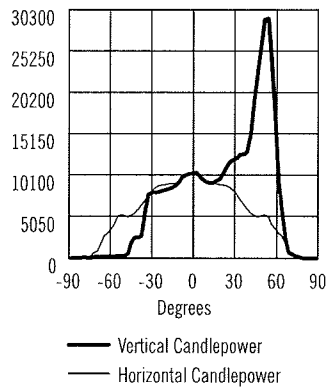
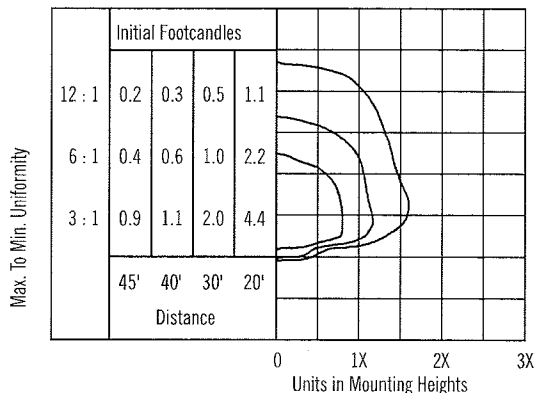


D	Avg	Max	S	H	V
20	36.2	53.3	6	8	17
30	16.1	23.7	8	11	26
40	9.0	13.3	11	15	34
45	7.1	10.5	12	17	38

20	0.0	0.0	0	0	0
30	0.0	0.0	0	0	0
40	0.0	0.0	0	0	0
45	0.0	0.0	0	0	0

WFL3 400S FT
Test No.
LTL8587
50000 Lumens
10% Maximum
111° H x 105° V
50% Maximum
84° H x 19° V

Tilt = 45°

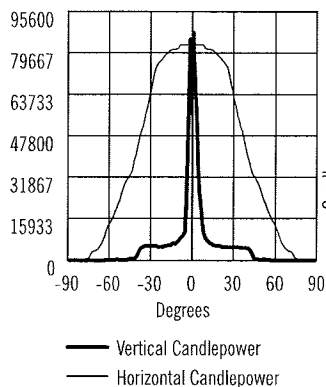
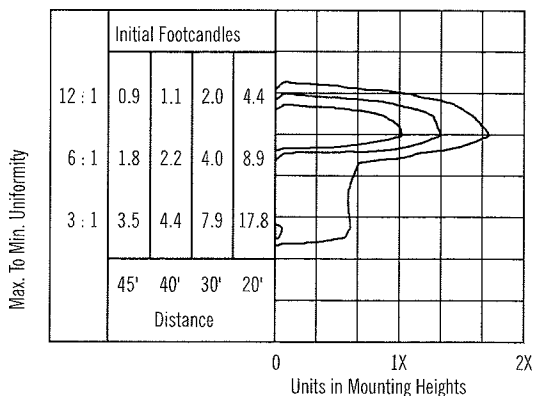


D	Avg	Max	S	H	V
20	16.7	25.1	3	23	2
30	7.4	11.2	4	34	3
40	4.2	6.3	5	45	4
45	3.3	5.0	6	51	5

20	10.6	21.2	15	35	1
30	4.7	9.4	22	52	1
40	2.6	5.3	29	69	1
45	2.1	4.2	33	78	1

WFL3 400S GZ
Test No.
LTL8591
50000 Lumens
10% Maximum
127° H x 16° V
50% Maximum
76° H x 7° V

Tilt = 45°



D	Avg	Max	S	H	V
20	34.5	55.2	45	5	19
30	15.3	24.5	67	7	28
40	8.6	13.8	89	9	37
45	6.8	10.9	100	10	42

20	0.0	0.0	0	0	0
30	0.0	0.0	0	0	0
40	0.0	0.0	0	0	0
45	0.0	0.0	0	0	0